

**Iowa Title Guaranty
Board Meeting Minutes
March 8, 2016**

Board Members Present:

Pat Schneider, Chair
Charles Winkleblack
Kim Downing-Manning
Judy Hilgenberg
Dan Seufferlein (via telephone)

Staff Members Present:

Tara Lawrence, Iowa Title Guaranty Director
Randy Ambrozic, Accounting Controller
Gerald LoRang, Underwriting Attorney
Mark Thompson, General Council
Bob Skelley, Residential Underwriter
Matt Veldey, Commercial Underwriting Attorney
Carrie Nutt, Compliance Officer
Carla Pope, Senior Project Coordinator
Rhonda Kimble, Business Relationship Manager
Michael Moss, Claims Attorney
Wes Peterson, IFA , Director of Gov't Relations
Dave Jamison, IFA , Executive Director

Others Present:

Ron Lewis, Warren County Abstract
Sandy Guy, Statewide Abstract
Ranee Slings, Iowa Title Company, Des Moines
Sara Cockerham, Abstract & Title Services, Ames
Mike McLain, ILTA/ Abstract & Title Services(via conference phone)
Jan Gemar, ILTA/Abstract & Title Services(via conference phone)
Frank Feilmeyer, Pasley & Singer Law Firm(via conference phone)
Todd Prichard, Prichard Law Office(via conference phone)

Call to Order

Ms. Schneider called the March 8, 2016 meeting of the Iowa Title Guaranty Board of Directors to order at 10:30 a.m. Board Members were present.

All Board members, Iowa Title Guaranty staff and members of the public introduced themselves. Four ITG Board Members were present, and one ITG Board Member appeared via telephone.

Review and Approval of Board Meeting Minutes:

Motion: On a motion by Judy Hilgenberg, seconded by Kim Downing-Manning, the Board unanimously approved the January 5, 2016 Board meeting minutes.

Old Business: Administrative Rules- Resolution 16-02 :

Mr. Mark Thompson informed the Board that the IFA Board and ITG Board previously adopted the notice of intended action for the Administrative Rules. Mr. Thompson stated the first Public Hearing was held September 22, 2015. Mr. Thompson stated there was a request for a regulatory

analysis which was prepared and published. The public comment period and Continuation of Public Hearing was extended to December 15, 2015. The Public Hearing was held on December 15, 2015 at 1:30 p.m. one person of the public attended, but did not have any comments. The hearing was held open for 15 minutes, and resulted in adjournment at 1:45 p.m. with no further comments. Mr. Thompson summarized the changes in the Administrative Rules, using Exhibit A that was printed and included in the ITG Board Member Meeting packet. Mark stated that this was voted on last ITG Board Meeting, and a Motion was made to approve by Dan Seufferlein, and seconded by Judy Hilgenberg. The adoption of the Administrative Rules went to a vote, with Yeas of two, one from Pat Schneider, and one from Dan Seufferlein, and one Nay from Judy Hilgenberg. The motion was approved. Mark stated upon further review of the approval needed, it formally reads *"Three members of the division board constitute a quorum. An affirmative vote of a majority of the appointed board members is necessary for any substantive action taken by the division board. The majority shall not include any board member who has a conflict of interest, and a statement of a conflict of interest shall be conclusive for this purpose."* Mark stated that the last vote did not qualify under the guidelines, the matter is now again in front of the ITG Board for an approval. In the meantime, he stated that we have spoken with ITLA, to give them a chance to prevent any statutory amendment bills to the Legislature, that they felt may be in order. Mark stated that ITG is trying to implement the law as it is written, and can agree that the law could be approved upon. Mark stated that a Bill had been proposed by Dawn Pettengill, member of the Iowa House of Representatives and Chair of the Legislative Rules Committee. The Bill had made more changes than we had anticipated, and that Bill did not make it through the funnel and ultimately died. Vice Chair Winkleblack asked some further questions on previous public comments. Ms. Lawrence summarized the feedback that we have received. Ms. Lawrence stated that by approving the Administrative Rules Change, ITG would be able to make some needed changes to the Contract agreement. Ms. Lawrence called upon Wes Peterson, for some feedback that he had received at the Capitol.

Motion: On a motion by Chuck Winkleblack, seconded by Daniel Seufferlein to approve Resolution 16-02. The adoption of the Administrative Rules, Resolution 16-02, went to a vote, receiving Yeas of three, from Pat Schneider, Dan Seufferlein and Chuck Winkleblack, with two Nay's, Judy Hilgenberg and Kim Downing-Manning. The motion was approved as voted per definition of majority of appointed Board Members.

Transfer of Funds

Randy Ambrozic, presented Resolution ITG 16-03.

Motion: On a motion to approve the Transfer of Funds, ITG Resolution 16-03 by Judy Hilgenberg, and seconded by Kim Downing-Manning, the Board unanimously approved the Transfer.

Mortgage Release Fee Increase

Carrie Nutt presented the Mortgage Release memorandum and the ITG Resolution 16-04.

The Board members discussed the proposed fee increase, and made a recommendation, amendment, to the ITG Resolution 16-04; which changes the fee for non-rapid certificate requests to \$150.00 vs. \$200.00 that was proposed, and change the fee for release requests that are associated with the rapid release program to \$150.00 vs. \$30.00 proposed amount requested in the

Resolution 16-04. The ITG Board stated that we need to cover the administrative costs associated with both requests, and/or break even in administrating these requests.

Motion: On a motion to approve the ITG Resolution 16-04: with the amendment fees' as listed above by Kim Downing-Manning, and seconded by Chuck Winkleblack, the Board unanimously approved the Resolution 16-04 with the amended fee amounts as set forth.

Discussion & Informational Items

Title Plant waiver updates were given by Jerry LoRang, as outlined in the ITG Board Packet handouts.

Claims Report was provided by Michael Moss, Claims Attorney as outlined in the ITG Board Packet handout.

Business Relation Update was provided by Rhonda Kimble as outlined in the ITG Board Packet handout.

Financial Report was presented by Randy Ambrozic as outlined in the ITG Board Packet handout.

Commercial Update was presented by Matt Veldey, he shared the department had a strong overall showing, with 19 closings in the last quarter. Matt also stated they are working on a new Commercial Department marketing brochure. There has been a 42% increase in commitments since the last year. Repeat business, has shown a steady increase in business.

Director Update, Ms. Lawrence gave updates on staff addition and has spent some time at the Capitol, watching some legislative bills that were presented. Ms. Lawrence reported meeting with Iowa Association of Realtors, new CEO, as well as the Division of Insurance to set our reserves. Ms. Lawrence also met with Iowa Division of Banking. Ms. Lawrence stated that she is currently working on FY 2017 budget.

Prior to the meeting adjournment, Chuck Winkleblack suggested that the next ITG Board Meeting be held on June 9th, 2016 in Mason City, Iowa, as the ITG Board workshop is being held in Mason City, June 8th and June 9th. Ms. Lawrence stated that she will look into that possibility with the Assistant to the Executive Director, Jess Flaherty.

Adjournment:

Motion: On a motion by Chuck Winkleblack, seconded by Kim Downing-Manning, the Board unanimously approved the adjournment of the meeting. The ITG Board meeting was adjourned at 12:04 p.m.

Dated this 8th day of March, 2016.

Respectfully submitted:

Tara Lawrence
Director, Iowa Title Guaranty

Approved as to form:

Pat Schneider
Board Chair, Iowa Title Guaranty